



WAKEFIELD  
01924 291 294

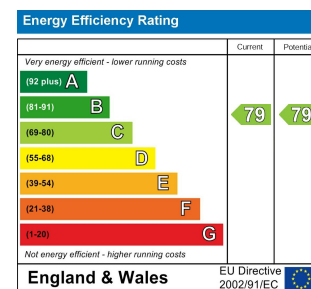
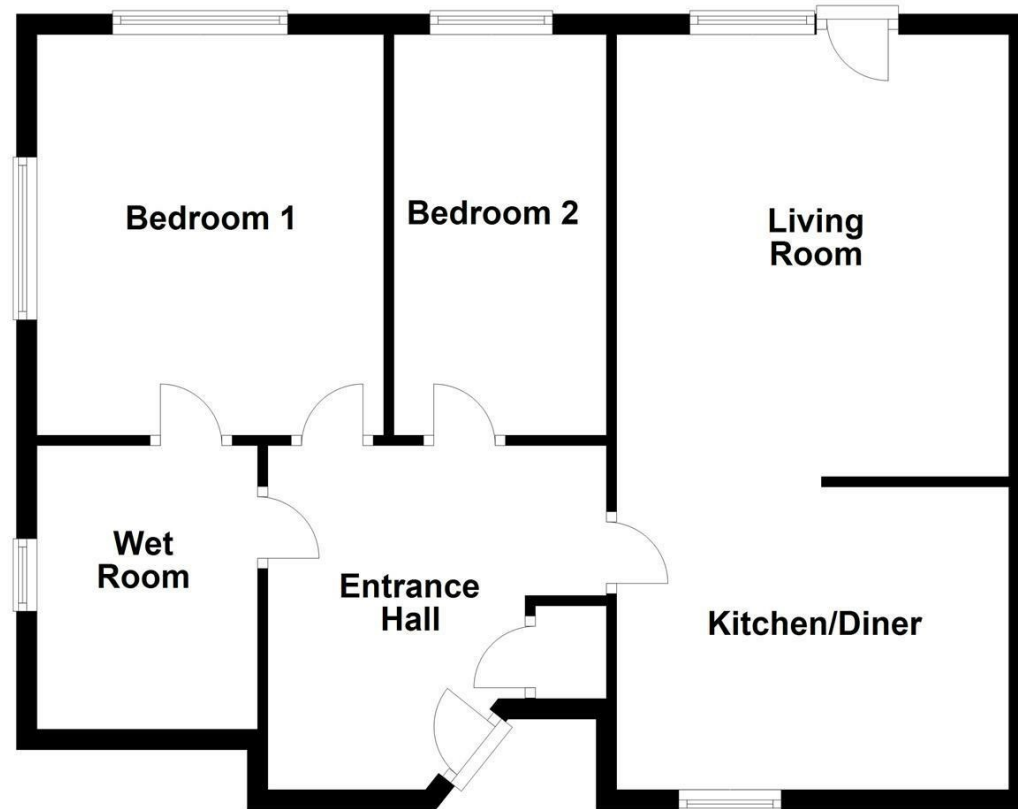
OSSETT  
01924 266 555

HORBURY  
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NORMANTON  
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01977 798 844

### Ground Floor



#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

#### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## 5 Whinn Dale, Cecily Close, Normanton, WF6 1PU

### For Sale Leasehold 75% Shared Ownership £82,000

A two bedroom, ground floor apartment, offered to the market on a 75% shared ownership basis, exclusively for the over 55s. The property itself offers spacious accommodation, is well presented throughout and has it's own external entrance.

The accommodation briefly comprises of entrance hall, wet room/w.c, two bedrooms, kitchen/diner and living room.

Whinn Dale consists of 60 apartments providing independent living with extra care run by South Yorkshire Housing Association. The facilities include on-site manager and care staff 24/7, restaurant, laundry, hairdressers, communal lounges, lifts to all floors, bingo, trips out, CCTV security, gardens with seating areas. There are local shops and other amenities nearby including a post office and both bus and rail links.

The property is aptly placed for local amenities including shops and close to local bus routes running to and from Normanton town centre.

Offered for sale with no chain and vacant possession, only a full internal inspection will reveal everything this property has to offer and an early viewing comes highly advised to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

9'8" x 12'0" (max) x 6'2" (min) [2.96m x 3.67m (max) x 1.89m (min)]

Access to a store cupboard and doors leading to the kitchen, two bedrooms and the wet room/w.c.

### WET ROOM/W.C.

8'0" x 6'8" [2.44m x 2.05m]

Concealed low flush w.c., ceramic wash basin built into work surface over and shower. UPVC double glazed frosted window to the side, central heating radiator and door leading back to bedroom one.



### BEDROOM ONE

12'10" x 11'9" [3.93m x 3.59m]

UPVC double glazed windows to the side and rear, central heating radiator and door leading to the wet room.



### BEDROOM TWO

12'10" x 8'4" [3.92m x 2.56m]

Central heating radiator and UPVC double glazed window to the rear.



### KITCHEN

9'10" x 11'6" (max) x 11'2" [3.0m x 3.53m (max) x 3.42m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob, integrated oven, space and plumbing for a washing machine and space for a fridge freezer. Single pane wooden window to the front and an opening into the living room.

### LIVING ROOM

12'10" x 14'0" [3.93m x 4.27m]

Central heating radiator, UPVC double glazed window to the rear and UPVC double glazed door leading out to the rear. Electric fireplace with laminate hearth, surround and mantle.



### OUTSIDE

There are communal areas incorporating lawned and patio areas, perfect for outdoor dining and entertaining. A car park with off street parking available.

## PLEASE NOTE

Prospective purchasers should note that, as with many Shared Equity properties, the Housing Association will levy administration charges and reserve fund contributions (paid by the seller) on any subsequent sale of the property. Further details are available on request.

## LEASEHOLD

The monthly charges, based on 75% ownership are currently: HB Eligible Service Charge £353.9, Personal Service Charge £121.59, Shared Ownership Charge £124.75 and Support Charge £74.29. The monthly total is £674.56. The remaining term of the lease is 111 years [2023]. A copy of the lease is held on our file at the Normanton office.

## COUNCIL TAX BAND

The council tax band for this property is A.

## FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

## VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.